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Approved For Release 2009/04/17 : CIA-RDP89-00244R000300030009-2

NEW HEADQUARTERS BUILDING CONSTRUCTION 25X1

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Remission period on 21 Nov 83

This initiative requests \$114.5 million in construction money to complete construction of a new building and associated improvements at the Headquarters compound in McLean. Our 1983 program included funds to undertake pre-construction design and A&E studies. The 1984 program requested \$75.5 million to begin construction activity which will permit Headquarters consolidation of most Agency activities now located throughout the Washington metropolitan area. The appropriation of the 1984 requested construction funds will allow for a construction start in the spring of 1984 and project completion in August 1987.

Internal Agency planning for a new building has been underway since 1981. We have evaluated building alternatives, submitted studies justifying this new construction to the Office of Management and Budget, received appropriate approvals from the responsible government agencies and officials, selected a construction site based on a comprehensive examination of alternatives available, completed preliminary cost analyses, and conducted a nationwide solicitation to select an architectural-engineering firm for construction design. The most recent activity has seen the completion of the Schematic and Preliminary Designs, with National Capital Planning Commission approval of the Preliminary Design; the signing of an agreement with the Virginia Department of Highways and Transportation to design and construct needed highway improvements; and the formation of a citizens committee for advice on road improvements.

The existing CIA Headquarters building was completed in 1961. It did not provide adequate space at that time to consolidate all Agency components in the Washington, D.C. area into a single location, and even then leased space was needed to house some activities. Subsequently, the increasing use of ADP equipment along with other special purpose activities has required that Headquarters building office space be converted for these uses and that additional leased space be acquired to house the displaced Headquarters staff. In addition, the growth over the past several years of the Agency's Headquarters staff (e.g., an increase of some [] since 1979 with further increases programmed for 1984 and in the

out-year period) has served to compound the space problem by the crowding of personnel and the proliferation of leased space with the concomitant further decentralization of Agency Headquarters activities. The attendant increased costs—both tangible (e.g., lease costs, renovations, duplicate equipment and service facilities, leased lines) and intangible (e.g., security of Agency operations, responsiveness, management communications, coordination of collection and production activities) have placed an increasing drain on Agency resources and hampered operations []

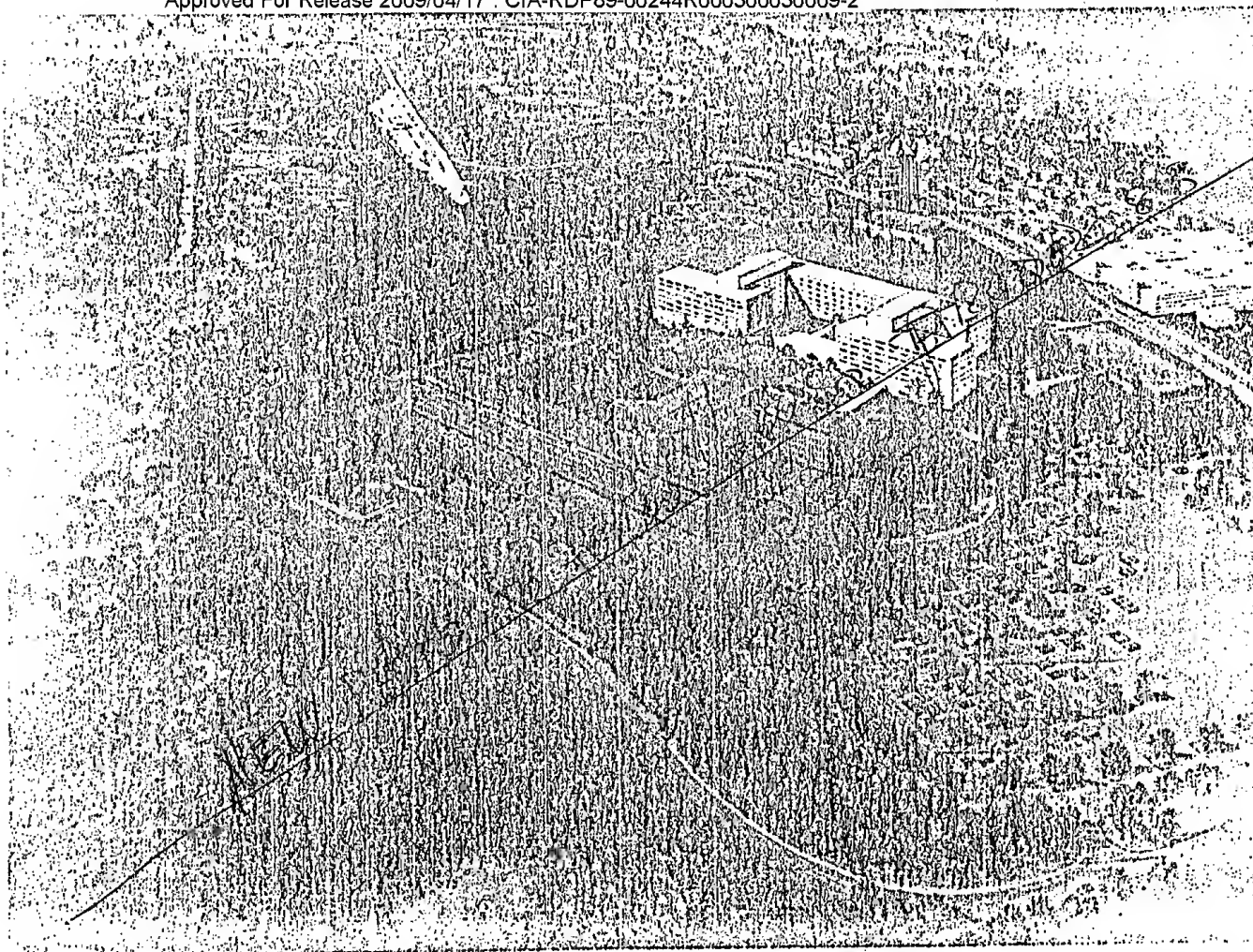
The request for funds to construct a new Headquarters building stems from the longstanding conviction of Agency management that consolidation of most Headquarters personnel in a single location (i.e., the Headquarters compound at McLean) would increase efficiency and productivity, improve the effectiveness of the intelligence process, enhance physical security, and reduce operating costs. The current geographic dispersion of the Agency's Headquarters activities in the WMA inhibits communications among management, collectors, analysts, and those who support them. It is common today for senior managers to spend a significant portion of their time traveling between buildings in the WMA. In crisis situations, assembling needed specialists takes hours rather than minutes []

Providing technological support to Agency elements located outside the existing Headquarters building is difficult and costly. Frequently such support is not fully provided because of cost factors and concerns for the technical and physical security of the facilities and activities involved. The lack of protected power systems in outlying facilities presents high risks to essential operations during any period of emergency []

Unless construction leading to consolidation is undertaken soon, the pressure to displace personnel from the Headquarters building to accommodate equipment will continue. This will present a difficult problem since machine expansion in the present Headquarters building has passed reasonable limits. Continual modifications to existing systems to increase power and air conditioning capacity for machine support and other environmentally sensitive operations have exhausted existing utility space within the present building and new construction or major and costly renovations are required to meet the needs of new systems []

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In consultation with the architectural firm Skidmore, Owens and Merrill, we have prepared a revised master development plan for the Headquarters area, which has been approved by all the local and state planning authorities. The site plan, illustrated in the drawing, includes an addition to the Headquarters building, a new parking facility, and a reception/visitor clearance center.

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In addition, as the Agency's intelligence collection, exploitation, and production requirements responsive to the demands of our government for intelligence support, we will proceed with the prospect of further crowding or acquiring new leased space unless we proceed now with construction of a new Headquarters building. Even so, since the new building would not be available for occupancy until late 1987, some interim arrangements will be required to accommodate our increased Headquarters staff. Assuming the availability of the new building by 1987, we would be able to keep additional lease costs to a minimum and avoid to the extent possible replicating support facilities and equipment normally required for long-term occupancy of non-government owned facilities. ☐ 25X1

Approved For Release 2009/04/17 : CIA-RDP89-00244R000300030009-2 5 and 1987—no additional funds are required for 1988 and beyond—related directly to the proposed construction, are estimated at \$1.7 million and \$2 million, respectively, for project management fees ☐

New Headquarters Building Construction

Program and Financing
(Dollars in Thousands)

The construction budget proposed is summarized as follows:

	(Thousands)	
	1984	1985
Construction (1.1 million square foot building)	\$58,600	\$ 63,400
Power Plant Construction	8,400	17,100
Contingency	5,000	6,900
Access Roads	3,000	
GSA Fees	500	1,555
Reserve	—	2,000
Parking Garage	—	18,800
Reception Center	—	700
Internal Roads	—	5,000
Total	\$75,500	\$114,455

Program by Activities:

Roads	\$ 2,500
Construction	67,000
GSA Fees	500
Contingency/Reserve	3,000
Total Obligations	73,000

Financing:

Unobligated balance available, start of year	—
Unobligated balance available, end of year	2,500

Budget Authority 25X1 \$75,500 * ☐

* Budget authority is requested to be made available until expended.

*this page reviewed
12/7/83
12/8/83
12/9/83 - final*

25X1 In addition, as Approved For Release 2009/04/17 : CIA-RDP89-00244R000300030009-2
 intelligence collection, exploitation, and production requirements responsive to the demands of our government for intelligence support, we will be faced with the prospect of further crowding or acquiring new leased space unless we proceed now with construction of a new Headquarters building. Even so, since the new building would not be available for occupancy until late 1987, some interim arrangements will be required to accommodate our increased Headquarters staff. Assuming the availability of the new building by 1987, we would be able to keep additional lease costs to a minimum and avoid to the extent possible replicating support facilities and equipment normally required for long-term occupancy of non-government owned facilities.

Future costs, for 1986 and 1987—no additional funds are required 1988 and beyond—related directly to the proposed construction, are estimated at \$1.7 million and \$2 million, respectively, for project management fees. *6.65 million and 11.625* GSA

New Headquarters Building Construction

Program and Financing
 (Dollars in Thousands)

The construction budget proposed is summarized as follows:

	1984	1985
Construction (Site preparation and building construction)	\$25,600	\$104,500
Construction Power Plant	30,000	
Construction Parking Garage	11,900	
Contingency	5,000	6,900
Reserve		2,000
Roads	2,500	500
GSA Fees	500	555
Total	\$75,500	\$114,455

Program by Activities:

	1984	1985
Roads	\$ 2,500	\$ 500
Construction	67,500	104,500
GSA Fees	500	555
Contingency/Reserve	2,000	3,900
Total Obligations	72,500	\$108,455
		109,455

Financing:

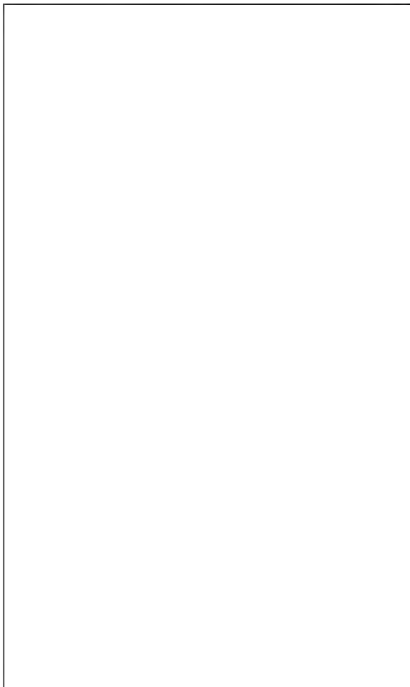
Unobligated balance, start of year	-0-	\$ 3,000
Unobligated balance, end of year	\$ 3,000	\$ 8,000
Budget Authority	\$75,500	\$114,455

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Accomplishments for 1983

- Completed Schematic Design
- Completed Preliminary Design
- National Capital Planning Commission approval of Preliminary Design
- Agreement with Virginia Department of Highways and Transportation to design and construct highway improvements
- Formed citizens committee for advice on road improvements

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25 October 1983

MEMORANDUM FOR: Chief, Printing & Photography Division, OL
Chief, Supply Division, OL
Chief, Real Estate & Construction Division, OL
Chief, Logistics Services Division, OL
Chief, New Building Project Office, OL

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FROM:
Assistant Executive Officer, OL

SUBJECT: FY 1985 Congressional Budget

1. Each DDA office has been asked to produce a "blue plate" special to be considered for inclusion in the FY 1985 Congressional Budget. This is a one-page vignette and/or photograph or graphic which illustrates a single consolidated expenditure, a unique contribution or accomplishment of a project, or other activities which demonstrate the value and importance of our support to the Agency and its mission. These "blue plate" specials permit us to elaborate on selected topics and complement and supplement the accomplishments section of the budget discussed in Item 3.

2. You are requested to choose one or two significant accomplishments to expand upon with no more than two or three paragraphs, i.e., P&PD - new equipment interactions, support to external agencies concerning the Maine/Canada boundary; SD - special support flights, MWD refurbishing of weapons, etc.

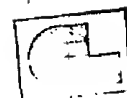
3. A brief list of bullets is also requested for the accomplishments section of the budget and should be specific enough to give a congressional reader a good view of the importance of the work accomplished. These should have the productivity figures or other quantitative data as well as a clear photograph, if possible.

4. These photos and "blue plate" specials should be forwarded to this office by COB 4 November 1983 for inclusion in the DDA final presentation.

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OL 0078-83



2 NOV 1983

During 1985, the Agency will continue construction of approximately 1.1 million gross square feet of office space, with associated parking and site improvements. The new office space will be a six-story structure located parallel to the existing Headquarters Building, approximately 70 feet southwest of the existing cafeteria. It will be linked to the existing building by corridors which create an enclosed courtyard framing the cafeteria. An artist's rendering of this concept is attached. The new building is sited in the side of the hill facing the existing building, significantly reducing excavation requirements and allowing the existing topography to be used for access and energy conservation. The ground level and the first three floors in the new structure will be below the grade of the crest of the hill. The fourth floor, at the grade of the top of the hill, will serve as the main entrance from the new parking garage and related parking areas. Employee access will be through a skylit entry hall that terminates at an atrium facing the courtyard. The fifth and sixth stories will be expressed in two towers, symmetrically placed around a central entrance axis, near the ends of the structure. The new office structure will have glass facades with light tinted glass panels detailed in a pattern that will be compatible in scale with the existing building. Additionally, the new building will be enclosed within an RFI shield which will provide TEMPEST protection. The base of the new building will be of precast concrete panels to provide a sense of continuity in relation to the pronounced base level of the existing building.

[Blueplate Special for 1985 Congressional Budget]